128.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,300 / 992,300
					USE VALUE:	992,300 / 992,300
					ASSESSED:	992,300 / 992,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAFRISSEN SAMUEL--ETAL
Owner 2:	BERKMAN JEANNE
Owner 3:	
Street 1:	34 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3036 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4900.000	534,900	3,800	453,600	992,300
Total Card	0.112	534,900	3,800	453,600	992,300
Total Parcel	0.112	534,900	3,800	453,600	992,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.83 | /Parcel: 326.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83395
GIS Ref	
GIS Ref	
Insp Date	03/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	534,700	3800	4,900.	453,600	992,100	992,100	Year End Roll	12/18/2019
2019	104	FV	408,500	3800	4,900.	425,300	837,600	837,600	Year End Roll	1/3/2019
2018	104	FV	408,500	3800	4,900.	351,500	763,800	763,800	Year End Roll	12/20/2017
2017	104	FV	382,700	3800	4,900.	323,200	709,700	709,700	Year End Roll	1/3/2017
2016	104	FV	382,700	3800	4,900.	294,800	681,300	681,300	Year End	1/4/2016
2015	104	FV	340,300	3800	4,900.	289,200	633,300	633,300	Year End Roll	12/11/2014
2014	104	FV	340,300	3800	4,900.	268,800	612,900	612,900	Year End Roll	12/16/2013
2013	104	FV	354,400	3800	4,900.	255,700	613,900	613,900		12/13/2012

!10059!

PRINT

Date	Time
12/11/20	00:25:11

LAST REV

Date	Time
04/17/18	08:35:13
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10059

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16056-180		3/1/1985		176,000	No	No		Y

USER DEFINED

Prior Id # 1:	83395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2006	876	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	TTL REFUSAL	HS	Hanne S
11/10/2008	Meas/Inspect	189	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/29/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

Total AC/HA: 0.11249 | Total SF/SM: 4900 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 453,599 | Spl Credit | Total: 453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99583840
Const Adj.:	1.01989794
Adj $ / SQ:	172.661
Other Features:	114000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775229
Depreciation:	240321
Depreciated Total:	534908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

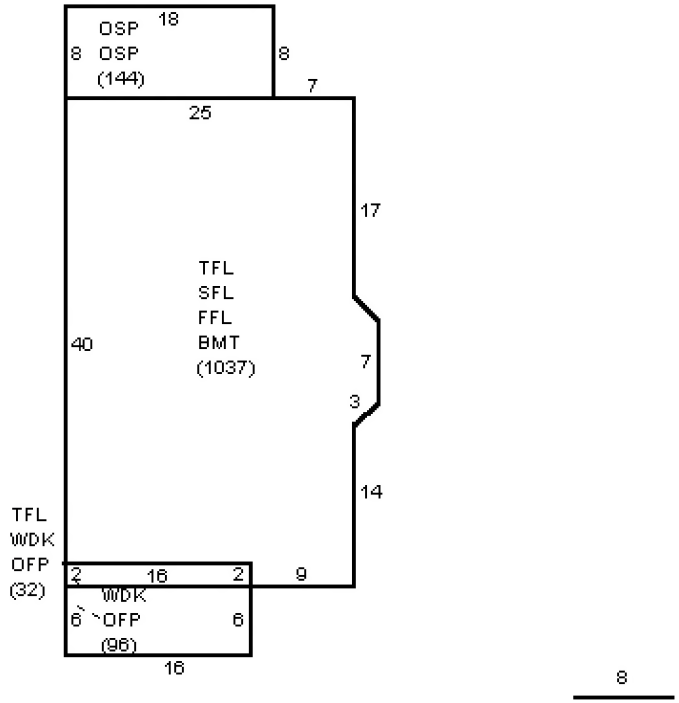
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	5	2	
Totals			
2	12	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,037	51.800	53,715
FFL	First Floor	1,037	172.660	179,050
SFL	Second Floor	1,037	172.660	179,050
TFL	Third Floor	962	172.660	166,117
OSP	Screen Porch	288	24.940	7,182
OFP	Open Porch	128	29.980	3,837
WDK	Deck	128	14.090	1,803

	Net Sketched Area:	4,617		Total:	590,754
Size Ad	3036.0999	Gross Are	4724	FinArea	3036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.93
Special Features:	0	Val/Su Net:	115.85
Final Total:	534900	Val/Su SzAd	176.18

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1915	24.62	T	40	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc